

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department - Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority - Change of Land Use from Residential Use to Commercial Use in D.No.46/P of Chinakakani Village, Mangalagiri Mandal, Guntur District to an extent of 3777.33 M2. - Draft variation - Confirmed - Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I<sub>2</sub>) DEPARTMENT

**G.O.Ms.No. 676,**

**Dated:24.11.2009.**

Read the following:

1. G.O.Ms.No.686, M.A. & U.D. (I<sub>2</sub>) Department, Dated: 29.12.2006.
2. From the Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority Letter No.C3/209/08, Dated:03.02.2009.
3. Govt. Memo No.2357/I2/2009-2, Dated:26.10.2009.
4. From the VC, VGTMUDA, Vishnu C3/209/08, dated. 31.10.2009.

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**ORDER :**

The draft variation to the Kaza Zonal Development Plan issued in Government Memo third read above was published in the Extraordinary issue of Andhra Pradesh Gazettee No.491, Part-I, Dated:28.10.2009. No objections and suggestions have been received from the Public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.1,13,320/- (Rupees One Lakh Thirteen Thousand and Three Hundred and Twenty only) towards developmental charges. Hence, the draft variation is confirmed.

The appended notification will be published in the next issue of Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**PUSHPA SUBRAHMANYAM**  
PRINCIPAL SECRETARY TO GOVERNMENT(I/c)

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Vice Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice Chairman, VGTM Urban Development Authority, Vijayawada.

The Special Officer and Competent Authority, Urban Land Ceiling, Vijayawada.

The District Collector, Guntur District, Guntur.

Sf/st.

//FORWARDED BY ORDER//

**SECTION OFFICER**

APPENDIX  
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Kaza Zonal Development Plan, the same having been previously published in the Andhra Pradesh Gazettee No.491, Part-I, Dated:28.10.2009 as required by sub-section (3) of the said Section.

VARIATION

The site in D.No.46/P of Chinakakani Village, Mangalagiri Mandal, Guntur District, to an extent of 3.777-33 M2, the boundaries of which are given in the schedule below, which is presently earmarked for Residential Use Zone in the Zonal Development Plan of Kaza Zone sanctioned in G.O.Ms.No.686, M.A. & U.D. (I<sub>2</sub>) Department, Dated:29.12.2006 is designated as Commercial Use Zone as shown in the modification to the Zonal Development Plan vide M.Z.D.P. No.1/2009/MGL, which is available in the office of the Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada; subject to the following conditions; namely:-

- a. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issuing of Building permission / Development permission, and it must be ensured that the best financial interest of the Government are preserved.
- b. that the above Change of Land Use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- c. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc., The Owners / applicants shall be responsible for any damage claimed by any one on account of Change of Land Use proposed.
- d. the Change of Land Use shall not be used as the proof of any title of the land.
- e. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- f. the applicant shall bring the building in conformity with rules before approaching the VGTM UDA for regular permission.
- g. any other conditions as may be imposed by Vice-Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

<b>NORTH</b>	:	Existing 6.40 Mtrs. Donka in D.No.41/P of Chinakakani Village, Mangalagiri Mandal, Guntur District.
<b>SOUTH</b>	:	Site falling in Sy.No.48 of Chinnakakani Village.
<b>EAST</b>	:	Site falling in Sy.No.46/P of Chinnakakani Village.
<b>WEST</b>	:	Site falling in Sy.No.46/P of Chinnakakani Village.

PUSHPA SUBRAHMANYAM  
PRINCIPAL SECRETARY TO GOVERNMENT(I/c)

**SECTION OFFICER**